

Prepared By & Return to:  
Realty Title & Escrow  
6397 Goodman Rd, Suite 112  
Olive Branch, MS 38654  
(662)893-8077 / (662)893-8188 (fax)  
File No. 09080001

1/26/09 10:54:23  
BK 601 PG 663  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Michael R. Powers, Jr.

- Grantor(s)

Dhanu Wijesinghe

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Michael R. Powers, Jr.** does hereby sell, convey and warrant unto **Dhanu Wijesinghe, a single person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**Lot 593, Section E, Tipton-Pollard PUD, situated in Section 1, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 89, Page 27-28 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**By way of explanation, Tiffany Powers, wife of Michael R. Powers, Jr, joins in this Deed to convey any homestead, marital or any other rights she may have or hereinafter acquire in said property by virtue of her marriage to Michael R. Powers, Jr.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this **22nd** day of **January**, 2009.

Michael R. Powers Jr  
Michael R. Powers, Jr.

Tiffany Powers  
Tiffany Powers

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of January, 2009, within my jurisdiction, the within named **Michael R. Powers, Jr. and Tiffany Powers**, who acknowledged that they executed the above and foregoing instrument.

[Signature]  
(Notary Public)

My commission expires:

8-17-09

Grantors' Address:

2385 HEATHER RIDGE

SOUTHAVEN, MS 38672

H -                     

W - 901-292-9667

Grantees' Address:

5518 KRISTY LAKE

SOUTHAVEN, MS 38671

H - 662-322-5052

W -                     

